

PETITION FOR ZONING VARIANCE 85-51-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2.8. (211.3)(301.1) to permit a one foot ^{side yard} setback in lieu of the required six (6) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This carport will be constructed for the main purpose of protecting several automobiles that are classified as "historic". Also, the construction will be accomplished by a reputable builder in which the finish product will augment the current dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) James A. Friedel
Signature *James A. Friedel*
Address Joyce L. Friedel
(Type or Print Name)
City and State Baltimore, Maryland
Signature *Joyce L. Friedel*

Attorney for Petitioner: 9124 Santa Rita Road 256-1379
(Type or Print Name) Address Phone No.
Baltimore, Maryland 21236
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
James A. Friedel
Name
9124 Santa Rita Road 256-1379
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of August, 1984, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that a public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 21st day of August, 1984, at 9:45 o'clock P.M.

Bill John
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Santa Rita Rd., 385' :
S of the Centerline of : OF BALTIMORE COUNTY
Vicky Rd. (9124 Santa Rita :
Rd.), 11th District :
JAMES A. FRIEDEL, et ux, : Case No. 85-51-A
Petitioners : : : : :
ENTRY OF APPEARANCE

Please see the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 1st day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James A. Friedel, 9124 Santa Rita Road, Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 10, 1984

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

cc: Mr. & Mrs. James A. Friedel
2124 Santa Rita Road
Baltimore, Maryland 21236

RE: Case No. 85-51-A (Item No. 353)
Petitioner - James A. Friedel, et ux
Variance Petition

Dear Mr. & Mrs. Friedel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 346, 347, 348, 349, 350, 351, 352, 353, 354 ZAC-Meeting of June 26, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 346, 347, 348, 349, 350, 351, 352, 353, 354.

Michael St. Florian
Michael St. Florian
Traffic Engineering Assoc. II

MSF/can



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 13, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #353 (1983-1984)
Property Owner: James A. Friedel, et ux
W/S Santa Rita Rd. 385' S. from centerline
Vicky Rd.
Acre: 65/65 X 106/110
District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117102, executed in conjunction with the development of "Silver Gate Village", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 353 (1983-1984).

Very truly yours,

Stephen E. Benson
STEPHEN E. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:ss

M-NW Key Sheet 37 NE 30 Pos. Sheet
NR 10 H Topo 72 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
694-2011
NORMAN E. GERDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6-26-84
Item # 353
Property Owner: James A. Friedel, et ux
Location: W/S Santa Rita Rd. 385' S. from c/l Vicky Rd.

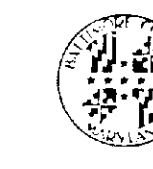
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments: _____

Stephen E. Benson
Stephen E. Benson
Chief, Current Planning and Development

cc: James Howell



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 3, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James A. Friedel, et ux

Location: W/S Santa Rita Road 385' S. from c/l Vicky Road

Item No.: 353 Zoning Agenda: Meeting of 6/26/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Weigandt* Approved: *George M. Weigandt*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in (practical) difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested would not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ ^{not} be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 22nd day of August, 1984, that the herein Petition for Variance(s) to permit a side yard setback of one foot in lieu of the required 6 feet for the expressed purpose of constructing a 12'x29' open carport, is hereby GRANTED, from and after the date of this Order subject to the following:

1. Water run-off for the proposed carport shall be directed away from the adjoining property.

Jan M.H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 22, 1984
BY Myr. Longenecker
Myr. Longenecker

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: West side Santa Rita Rd., 385 ft. South of the centerline of Vicky Road (9124 Santa Rita Road)
DATE & TIME: Tuesday, August 21, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a 1 ft. side yard setback in lieu of the required 6 ft.

Being the property of James A. Friedel, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES

TOWSON, MARYLAND 21204
494-3900

TED ZALEM, JR.
DIRECTOR

Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Comments on Item 353

are as follows:

Property Owner: James A. Friedel, et ux
Location: WS Santa Rita Road
Meeting Number: DR 5.5
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of 6'
Address: 9124 Santa Rita Road
District: 11th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-22-83 and Maryland State-Plan-Code-Regulations and other applicable Codes.
- A building and/or other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 5, Section 1107 and Table 1102.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

Comments: ALL supporting post etc shall be NON-combustible for open car ports, when within 3'-0" of property line

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plan Review

CED:rrj
FORM 01-82

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 1, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-46-A, 85-47-A,
SUBJECT: 85-48-A, 85-50-A, 85-51-A and 85-52-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 13, 1984

Mr. & Mrs. James A. Friedel
9124 Santa Rita Road
Baltimore, Maryland 21236

Re: Petition for Variance
W/S Santa Rita Rd., 385' S of the c/l of
Vicky Rd. (9124 Santa Rita Road)
James A. Friedel, et ux - Petitioners
Case No. 85-51-A

Dear Mr. & Mrs. Friedel:

This is to advise you that \$42.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133236

DATE 8/21/84 ACCOUNT R-01-615-000

AMOUNT \$42.85

RECEIVED Jan Friedel
FROM Advertising & posting costs
FOR 85-51-A

028*****428514 6210F

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the west side of Santa Rita Road 30 feet wide, curb to curb, at the approximate distance of 385 feet south of the centerline of Vicky Road being Lot No. 20, Block B, in the subdivision of Silvergate Village Addition Book No. 34, Folio 121.. also known as 9124 Santa Rita Road in the 11th Election District.

Harold Gracey
Harold Gracey

HG/slh
3486A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 22, 1984

Mr. and Mrs. James A. Friedel
9124 Santa Rita Road
Baltimore, Maryland 21236

Re: Petition for Variance
W/S of Santa Rita Rd., 385' S of the
center line of Vicky Rd. 9124 Santa
Rita Rd.) - 11th Election District
James A. Friedel, et ux - Petitioners
No. 85-51-A (Item No. 353)

Dear Mr. and Mrs. Friedel:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHU/mc

Attachments

cc: People's Counsel

July 24, 1984

Mr. & Mrs. James A. Friedel
9124 Santa Rita Road
Baltimore, Maryland 21236

NOTICE OF HEARING

Re: Petition for Variance
W/S Santa Rita Rd., 385' S of the c/l of
Vicky Road (9124 Santa Rita Road)
James A. Friedel, et ux - Petitioners
Case No. 85-51-A

TIME: 9:45 A.M.

DATE: Tuesday, August 21, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130592

DATE 8-15-84 AC INT K-01-615-07

AMOUNT 35.00

RECEIVED FROM *Friedel*
FOR: *Filing fee for item 353 Friedel*

C 009*****350000 8150A

VALIDATION OR SIGNATURE OF CASHIER

85-51-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of June, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner James A. Friedel, et ux
Petitioner's Attorney

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 8/3/84

Posted for: *Petition for Variance*

Petitioner: *James A. Friedel, et ux*

Location of property: *W/S Santa Rita Rd., 385' S of*

the c/l of Vicky Rd.

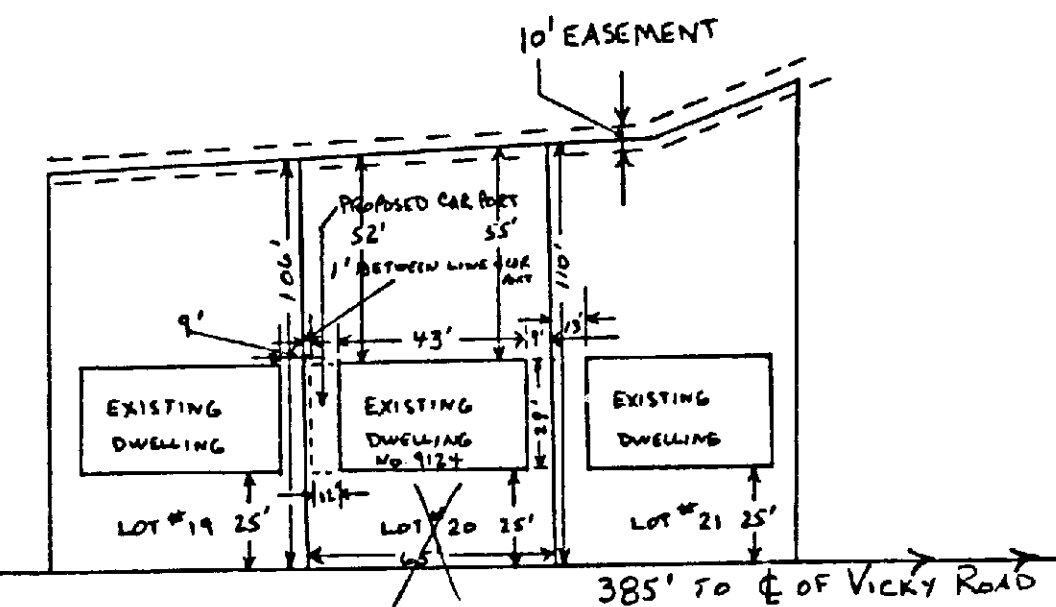
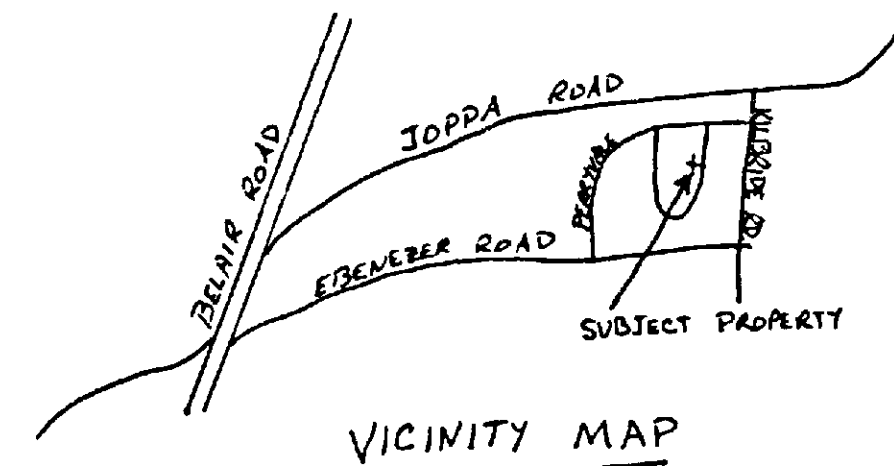
Location of Signs: *front of property at 9124 Santa*

Rita Rd.

Remarks: *Map 2, Volume*

Posted by *Arnold Jablon* Signature Date of return: 8/9/84

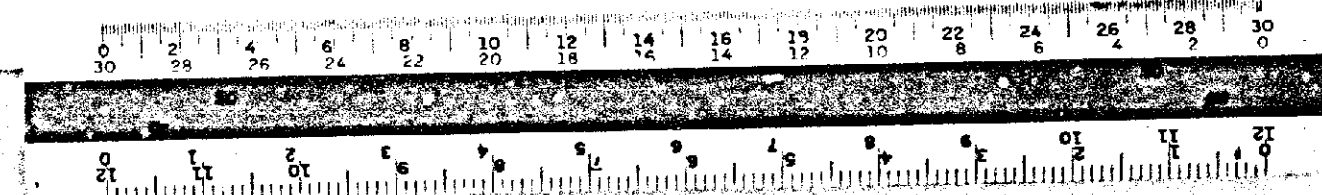
Number of Signs: 1



SANTA RITA ROAD (50' R/W 30' PAVING)

PLAT FOR ZONING VARIANCE
OWNERS: JAMES & JOYCE FRIEDEL
DISTRICT - NO. 11, ZONED D.R. S.S
SUBDIVISION - SILVERGATE VILLAGE ADDITION
LOT NO. 20, BLOCK B, BOOK NO. 34, FOLIO 121
EXISTING UTILITIES IN SANTA RITA ROAD
SCALE 1" = 50'

#353



Petition for Variance

11th Election District
ZONING: Petition for Variance.
LOCATION: West side of Santa
Rita Rd., 385' S. South of the centerline
of Vicky Road (9124 Santa Rita Road).
DATE & TIME: Tuesday, August
21, 1984 at 9:45 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:

Petition for Variance to permit a 1 ft.
side yard setback in lieu of the re-
quired 6 ft.

Being the property of James A. Frie-
del, et ux, as shown on plat plan filed
with the Zoning Department.

In the event that this Petition is
granted, a building permit may be is-
sued within the thirty (30) day appeal pe-
riod. The Zoning Commissioner
will, however, entertain any request
for a stay of the issuance of said per-
mit during this period for good cause
shown. Such request must be received
in writing by the date of the hearing
set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., Aug 2, 1984

This is to Certify That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of successive
weeks before the 2nd day of

August, 1984
Joe D. Wyle Publisher.

PETITION FOR VARIANCE 11th Election District

ZONING: Petition for Variance
LOCATION: West side Santa
Rita Rd., 385' S. South of
the centerline of Vicky Road
(9124 Santa Rita Road).
DATE & TIME: Tuesday, Au-
gust 21, 1984 at 9:45 A.M.
PUBLIC HEARING: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:

Petition for Variance to per-
mit a 1 ft. side yard setback
in lieu of the required 6 ft.

Being the property of James
A. Friedel, et ux, as shown on
plat plan filed with the Zon-
ing Department.

In the event that this Peti-
tion is granted, a building
permit may be issued within
the thirty (30) day appeal pe-
riod. The Zoning Commissioner
will, however, entertain any
request for a stay of the issua-
nce of said permit during this
period for good cause shown.
Such request must be received
in writing by the date of the
hearing set above or made at
the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Aug. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1984

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
August 2, 1984.

THE JEFFERSONIAN,

Joe D. Wyle
Publisher

Cost of Advertising 18.00